

**CITY COUNCIL MEETING
October 2, 2023
6:30 PM, Temple Senior Center
MINUTES**

Call to Order: The meeting was called to order by Mayor Michael Johnson at 6:30PM. All Council Members are present: Boles, Bracknell, Russom, Walden, Wallace

Invocation and Pledge of Allegiance: Led by Mayor Micheal Johnson

Approve the published agenda of this date's City Council meeting, as presented:

There was a motion by Council Member Bracknell to approve the published agenda, second by Council Member Walden. Vote 5-0.

Approval of Minutes:

August 9, 2023 Council Meeting

There was a motion by Council Member Walden to approve the August 9, 2023 minutes, second by Council Member Bracknell. Vote 5-0.

August 28, 2023 Special Called Meeting

There was a motion by Council Member Walden to approve the August 28, 2023 minutes, second by Council Member Boles. Vote 5-0.

September 5, 2023 Council Meeting

There was a motion by Council Member Walden to approve the September 5, 2023 minutes, second by Council Member Boles. Vote 5-0.

September 25, 2023 Special Called Meeting

There was a motion by Council Member Walden to approve the September 25, 2023 minutes, second by Council Member Bracknell. Vote 4-0. Council Member Wallace abstained.

Public Comments: N/A

Announcements:

Mayor Michael Johnson made a few comments in regards to Founders Day which was September 23rd; the parade and festival was a big success. He wanted to congratulate and commend the Special Events Committee and the City Staff and Departments who all worked together during the weeks leading up to the event and on Founders Day. He commended all of the vendors and other participants in Founders Day. There was a great spirit of positivity that day and we are thankful that no trains interrupted the parade.

City Administrator Bill Osborne explained that the City Attorney will not be present at the meeting tonight, but he will be available by phone for the Executive Session in case there are other things we

would need assistance with during the meeting. The attorney reviewed the agenda and didn't think he would need to be present at the meeting and could save the City some money by not attending.

SPECIAL RECOGNITION OF INVITED GUESTS

1. Special Recognition of the City of Temple's Municipal Court and its staff by the State of Georgia's Standing Committee on Judicial Workload Assessment, as a result of Temple's Municipal Court receiving a "Clearance Rate Excellence Award" for being among the top 10 percent of such courts in the State of Georgia

Present at the meeting to accept this award were: Chief Court Clerk Tina Duncan, Deputy Clerk Shawmarie Duckworth, Solicitor Robert Harker, Public Defender John McKinley and Chief Creig Lee. The entire police department was also commended for their work.

2. Special Recognition and presentation of a Proclamation to Donna Johnson, who served as the Grand Marshal of the City of Temple's Founder's Day parade on Saturday, September 23

Mayor Michael Johnson read the Proclamation and presented it to Donna Johnson, Grand Marshal of the 2023 Founders Day parade.

CONSENT AGENDA

There was a motion by Council Member Bracknell to adopt the consent agenda (items 1-9 below), second by Council Member Boles. Vote 5-0.

1. Authorize Turnipseed Engineering to issue a Request for Proposals for the City of Temple's top priority water system improvement project, being the installation of some 5,000 linear feet of 10-inch water line on Sage Street from College Street to the campus of Temple High School.

2. Authorize the City of Temple Public Works Department to purchase an equipment trailer from Harper Trailer Sales at a cost of \$7,799.00, using 2021 SPLOST funds included in the department's FY2023 Capital Fund Budget.

3. Authorize the City of Temple Recreation Department to issue a Request for Proposals for grounds maintenance services in City parks for a three-year period, starting January 1, 2024.

4. Authorize Turnipseed Engineering to prepare a Master Plan for the City of Temple Museum property, with bids for implementation of the first phase of said plan to be solicited during the 2024 fiscal year.

5. Approve a standardized agreement to be used in the future by local civic organizations who are seeking approval from the City of Temple for use at no cost of a specified City property at designated times and dates, with said agreement to specify when such approval can be made by the City Administrator or when it must be approved by the Mayor and City Council.

6. If the standardized agreement identified in the preceding agenda item is approved on October 2 as part of the Consent Agenda, approve the request by the Temple Optimist Club to use the Senior Center at no cost for its monthly meetings, which take place in the evening of the third Monday each month.

If the standardized agreement identified above is approved on October 2 as part of the Consent Agenda, approve the use of the City Recreation Department on October 21, 2023, for: (a) a Community Trunk or Treat event sponsored by the Verve Church; (b) a Cornhole Tournament sponsored by the Optimist Club; and (c) and a chili cookoff event to be sponsored by the Garden Club of Temple.

7. Grant a Special Event Permit to KRG Roofing, Inc. for the Community Trunk or Treat Event on October 31, 2023, since this event will require a street closure by the Temple Police Department.

8. Adopt a resolution to authorize a special one-time 2023 holiday season payment to each eligible City of Temple employee.

9. Adopt an Employee Longevity Ordinance to authorize the City Administrator every two years to grant a "longevity bonus" to each long-time employee whose many years of service has resulted in said employee "topping out" in that part of the City government's pay scale applicable to his/her respective job classification, and with the specific salary increase percent being consistent with the scale used for those long-time employees whose job titles are included in the City's current "pay scale chart."

NEW BUSINESS

1. Hold a public hearing and then consider taking action on the request to the City of Temple from Howard Walden for approval of the rezoning of a 33.01-acre tract of land, being Parcel # T04 0070018 in Land Lot 148, District 6, from R-1 (Single-Family Detached Residential) to DCD (Design Concept Development), with the proposed future use of the site to be a second phase to the existing Perennial Park DCD which is located west of Georgia Highway 113 (Carrollton Street) and Perennial Park Drive entry into this development.

Council Member Casey Russom opened the public hearing. Howard Walden, applicant for the re-zoning request of Parcel# T04 0070018 from R-1 (Single-Family Detached Residential) to DCD (Design Concept Development) was present at the meeting. He explained he and Linda have owned this property for going on 34 years. It is surrounded by Perennial Park, which is a DCD, on two sides and he stated that it makes sense to rezone it and have it compatible with the surrounding property. He stated that it has gravity flow access to City sewer and goes right into an easement where it will feed in to the Billings Rd. lift station and will then go to the Villa Rosa lift station. There will be no need for an additional lift station. With it being over 120 lots they would be required to have an emergency fire access with a gate, it will go through an easement and out to Madison Avenue; this has already been approved by the Fire Marshal. The capacity at the wastewater treatment is at about one third of capacity. The City Engineer said we can add another 2800 water customers before we have to worry about capacity. The traffic impact should be minimal.

Council Member Russom asked if there was anyone else present to speak for or against this request. There was not. He then opened this item up for discussion with the Council, Mr. Walden said he would recuse himself. Council Member Russom stated that he had some questions: The property is currently zoned R-1 and the proposition to re-zone to DCD is to align with the current subdivision. It shows townhomes on the plan and Mr. Russom wanted to know if that was the main purpose of the re-zoning; he said the proposed plan doesn't match DCD in any other way. Mr. Walden responded that DCD allows for different types of zoning and Perennial Park currently has both R2 and R4 and then there is the smaller, 7500 square foot zoning; he said that townhomes can be up to 10% of the total acreage (six per acre) which would allow for 18 townhomes. Council Member Russom also questioned the 20% greenspace that is being shown. He stated that this typically ends up being woods or unfinished lots and

wanted to know if there would be any amenities. Mr. Walden explained that the amenities are in Phase One of Perennial Park, there is extra open space that is already laid out. When asked if the amenities are currently developed, Mr. Walden explained that they are not because the original builder only built out about 9-10 homes in 2006-2007 and then they pulled out the project; they didn't get 60% complete. Council Member Russom expressed concerns about the amenities not being built out, and this is a common problem in subdivisions, stating he recognized this wasn't Mr. Walden's problem, he is just making a point.

Council Member Russom stated that part of the DCD requirement is an HOA. He said he is not seeing the "live, work, play" part of DCD in the presentation, he is only seeing the "live" portion. Mr. Walden stated there is commercial area there that is Oandl. Council Member Russom explained that he could see doing R-4 zoning for this property and that he voted against townhomes in other developments. He said he is not seeing a good case for re-zoning to DCD. Mr. Walden stated that is Phase Two of Perennial Park, it is not a separate development; this is an addition to what is already there. There is R-2, R-4 and R-6 and that it doesn't make sense to make this property low density when you have gravity falls to the sewer. Mr. Russom stated he is also thinking about the other services the City would have to provide and that the schools are already at capacity. Mr. Walden explained the City has no control over the schools, they are their own entity and a taxing authority. They can increase taxes if more schools are needed. When asked if this will require an HOA, Mr. Walden explained that a governing body cannot require an HOA as a condition of rezoning, it is up to the homeowners to establish. Council Member Russom expressed his concerns about townhomes; there are currently four in the City, one of which continues to be a problem. Mr. Walden explained that this is conceptual plan that is required in order to apply for a DCD zoning, anything on it can change. Mr. Walden stated that the issues he is bringing up should be brought up during the presentation of a preliminary plat.

There was no one else present at the meeting to speak for or against this request. The public hearing was closed.

Council Member Bracknell made a motion to approve the rezoning of a 33.01-acre tract of land, being Parcel # T04 0070018 in Land Lot 148, District 6, from R-1 (Single-Family Detached Residential) to DCD (Design Concept Development), second by Council Member Wallace. Vote 3-1. (Council Member Russom against, Council Member Walden recused himself from the vote)

2. Hold a public hearing and then consider taking action on the request to the City of Temple from Michael Burk with Quiktrip for approval of the annexation and rezoning of an 8.89-acre tract of land, being Parcel # 125 0497, in Land Lot 117, District 6 in unincorporated Carroll County from the current CG (General Commercial) zoning to IL (Light Industrial) zoning, with the proposed future use of the site to be a convenience store business which will include diesel bays for trucks to the rear of the building.

Council Member Casey Russom opened the public hearing. Michael Burk (952 Old Peachtree Rd., Lawrenceville), a representative for Quiktrip was present to discuss this request. He explained that this would be a gas center, not a truck stop, there would be five diesel bays in the rear of the building. It will be a 7300 square foot store with an auto canopy with eight fueling pumps, sixteen positions. They had to go through the DRI process with the Three Rivers Commission, this information was sent to the surrounding municipalities, GDOT, etc. QuickTrip is asking for the annexation and re-zoning. They are going to extend sewer lines as part of this project. They have checked on both the water and sewer capacity, and both are good. GDOT has approved both of the driveway and the improvements they have

proposed. There will be decel lanes and a two way left turn to help accommodate traffic. When asked if there would be alcohol sales, he explained there would just be sales of beer and wine.

There was no one else present to speak for or against this request. The public hearing was closed.

There was a motion by Council Member Bracknell to approve both the annexation and re-zoning request by QuickTrip as stated in the agenda item, second by Council Member Wallace. Vote 5-0.

3. Hold a public hearing and then consider adoption of an ordinance to change Section 2.06.05 Street Improvements in Article II Project Design Standards of the Temple Development Code in order to increase the minimum roadway width of local streets from 24' up to 26'.

Assistant City Administrator Lisa Jacobson explained that to make it the correct width to match the City's code, it needs to be 28 feet, not 26. Council Member Russom explained that because of the discrepancy in numbers, he recommended that the verbiage be corrected and the ordinance be presented again at the next Council meeting in November. Council Member Walden asked about cul de sacs; Ms. Jacobson explained that they are correct in the code.

There was a motion by Council Member Russom to table this item until the next Council meeting in November and to correct the verbiage in the ordinance to read 28 feet, not 26 feet, to account for the curb and gutter on either side, second by Council Member Bracknell. Vote 5-0.

4. In accordance with the "Civility resolution" promoted by the Georgia Municipal Association and adopted by the Temple City Council on April 10, a brief presentation to be made on the resolution's sixth pledge which states: "This pledge demonstrates our commitment against violence and incivility in all their forms whenever and wherever they occur in all our meetings and interactions."

City Administrator Bill Osborne explained that this is the only pledge that uses the word "demonstrate" and that the pledge is to demonstrate civility. He said that they can read through the verbiage that he gave them related to this pledge.

Executive Session:

Mayor Johnson explained that at this time he would entertain a motion to go into Executive Session for legal and personnel matters. They will finish the remaining items on the agenda after the Executive Session. There was a motion by Council Member Bracknell to go into Executive Session for legal and personnel matters, second by Council Member Russom. Vote 5-0. 7:23PM

There was a motion by Council Member Bracknell to come out of Executive Session, second by Council Member Russom. Vote 5-0. 7:52PM

5. Staff reports concerning the current staffing arrangement for responding to Code Enforcement issues and concerning the recruitment and employment of a qualified person to be the City of Temple's new Code Enforcement Officer.

Assistant City Administrator Lisa Jacobson explained that she has contacted EPD to discuss some development issues that we have had and to get an update on where we are with them. The City of Temple is not a local issuing authority so she wanted to get clarification on picking up with some development issues that we have had. EPD let her know that we should keep them updated as we observe issues and we can issue stop work orders. We will be looking at developments and going forward as the law allows us to, to protect our creeks and our City.

City Administrator Bill Osborne explained that there is a memo in the book regarding Code Enforcement matters. At the moment we are handling things with code enforcement and we are in the process of hiring someone for the new position of Construction Development Inspector. We will move forward with hiring a new Code Enforcement Officer as well.

6. Status report on the development of a draft Capital Fund budget for FY2024; discussion of different aspects of this draft proposed document.

Financial Consultant Rick Hartley stated that in the packet there is a one page document related to the Capital Fund Budget. They are not asking for a vote tonight, he went over everything with the finance committee (Howard Walden, Alexis Boles, Bill Osborne, Lisa Jacobson) this afternoon. This document is for their review; per the Charter, they have to receive this within 60 days of year end. It is a list of all projects, and it is a big number of anticipated projects for 2024. The majority of the funds will come from SPLOST 2021, the rest will need to come from the water fund. The main project is the 5,000 foot water line replacement on Sage/East Johnson. We have plenty of time, this could be voted on in December.

Mayor Johnson asked if his estimate of SPLOST was conservative, Mr. Hartley said that it was and the monthly amounts have been fairly consistent. Council Member Walden wanted everyone to keep in mind that some of the items on the list are priorities, and some are just a wish list. Council Member Bracknell stated that most of the time when something gets added to the list, there is the assumption that it will get done, but it is not a guarantee. Mr. Hartley said that once this is approved, the Department Heads will still have to go through the process to get projects started. He also explained that the items on the list with an "A" were approved with the 2023 Capital budget, but have not yet been done. Projects that have been started, that we are sure will be completed by the end of this year, will not be on this list.

7. Scheduling a final work session on the draft FY2024 Capital Fund budget, if needed; scheduling a special work session if deemed necessary before the final review and discussion during the monthly series of City Council committee meetings on Monday, October 30, and before adoption of the FY2024 Capital Fund budget during the regular City Council meeting on Monday, December 4.

City Administrator Bill Osborne explained that in terms of the City's Code book that it is the December meeting in which the Council is expected to adopt the next fiscal year's operating and capital budget. With the Capital budget it says 60 days before the end of the fiscal year we have to have a proposed capital budget for next year. You will need to approve a capital budget in your committees meeting on October 30th. We don't need to make a decision tonight, but over the next couple of weeks we should be able to determine if we have a special called work session, or if you are comfortable enough with what we have.

Closing Comments

Tom Wallace- I want to thank everyone for all of the prayers and concern they have shown me during my sickness. It meant a lot to me.

Alexis Boles- Glad to have Mr. Wallace back.

Casey Russom- Welcome Back Tom.

Howard Walden- Glad to have Tom Wallace back. I appreciate the support tonight from three of my colleagues.

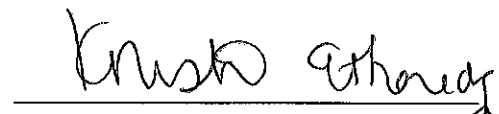
Mayor Johnson- Within this framework the majority vote to approve the budget would be 3-2, in my household it takes unanimous consent from the household finance committee.

Executive Session, if needed- An Executive Session took place earlier in the meeting.

Adjournment : There was a motion to adjourn by Council Member Bracknell, second by Council Member Walden. Vote 5-0. The meeting adjourned at 8:11PM.



Mayor Michael Johnson



City Clerk